



INSPECTION GUIDELINES: RESIDENTIAL PATIO COVER



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INSPECTION CODE: N/A

SCOPE: RESIDENTIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

- Approved plans and inspection record shall be on the job site. (CRC 106.3.1)
- Patio covers are one story structures not exceeding 12 feet in height (CRC AH102). Patio covers shall be permitted to be detached from or attached to dwelling units. Patio covers shall be used only for recreational, outdoor living purposes and not as carports, garages, storage rooms or habitable rooms (CRC AH103). The existing exterior wall of the residence along with its doors and windows shall remain as a weather-resistive barrier.
- Patio covers may be enclosed with walls; however, the patio cover shall be unenclosed if there are emergency egress or rescue openings from sleeping rooms (CRC AH105). Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. (CRC R310.1) Where exterior doors serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provision of CRC Section R310. (CRC AH105)
- Determine if proximity to property line requires fire rated construction, confirm with approved plans. (CRC Table 302.1(1))
- Premanufactured patio covers shall be installed in accordance with approved and engineered plans from the manufacturer.
- Track and post inspection required for premanufactured patio covers prior to covering. If this inspection is missed, portions of the structure may need to be disassembled for inspection, re-inspection fees may apply.
- Lumber must be Douglas fir-larch No. 2 or better. All lumber must be grade-marked. Joists, girders, and posts may be required to be protected against decay and termites. (CBC Section 2304.11)
- Footings. A patio cover may be supported directly on a slab-on-grade without footings provided (1) the slab conforms to the provisions of CRC R506, (2) the slab is not less than 3.5" thick, and (3) the columns do not support live and dead loads in excess of 750 pounds per column.
- New footings adjacent to pools shall be a minimum of 5-feet away from the pool's edge unless approved engineered plans and calculations allow otherwise.
- New footings shall be tied to existing slab with #4 x 12" long dowels on all sides where the patio cover attaches to the house. Embed dowels a minimum of 4" into existing concrete slab using ICC approved epoxy.
- Check anchor bolts size, length and embedment per approved plans, seismic hardware per plan and manufacturer.

- All hold down bolts size, length and embedment per approved plans or product specifications. Wet setting is not allowed. (ACI 318 2.3)
- Depth and width of footing and pads per approved plans.
- Verify proper lap splices and clearances for steel reinforcement.
- Reinforcement clean of mud, oil or other substances harmful to reinforcement bond. Reinforcement accurately placed and secured against displacement.
- Minimum clearance between the slab and bottom of the roof joists shall be 7'-0". Minimum clearance between the slab and the bottom of any beams shall be 6'-8". (CRC 305.1)
- The concrete slab shall be a minimum 2" below wood siding, shall not block drainage from stucco weep screeds and may not block any foundation vents. (CRC 317.1)
- Roofs must meet the minimum slope requirements of the manufacturer and CRC Chapter 9, but not be less than ¼" per foot. For low-sloped roofs (4" per foot or less), double underlayment has been provided as required by CRC Chapter 9. Drip edge has been installed.
- Lighting and ceiling fans shall have the canopies left open for inspection of the outlet box, conductor terminations, and grounding terminals.
- Metal patio covers installed within 5' of a pool need to be bonded. (CEC 680.26)
- Ledger boards cannot be installed directly over stucco. Once you have drawn the outline of your ledger board on the stucco, you can cut through the stucco and the metal screed it uses to grip to the house. Once the connection is made, make sure you flash the cladding above, below and to both sides of the opening. Care must be given to not damage or tear the water-resistant membrane. A weep screed must be installed and laced behind the water-resistant membrane and typically, a piece of self-adhering, polymer-modified bitumen is installed as well to seal the membrane at the weep screed. Flashing must also be installed over the ledger in a similar manner. The weep screed should be held approximately one to two inches above the finished surface of the deck to allow clearance for drainage and drying behind the cladding.

OUTLET BOXES

- Outlet boxes shall be provided at lighting outlets unless the manufacturer allows the light fixture to be installed without an outlet box. The manufacturer's instructions shall be provided on-site for reference if no outlet box has been installed.
- Outlet boxes for ceiling fans shall be listed for ceiling fans if the ceiling fan is directly attached to the outlet box. (CRC 314.27(C))
- Outlet boxes shall be rated for damp locations if installed under the patio cover out of the rain. Outlet boxes that are installed where rain may contact them must be rated for wet locations. (CRC 410.10, 314.15)

CONDUCTORS

- Type NM cable shall not be used in wet or damp locations. A multi-wire cable that is rated for damp or wet locations only shall be installed. Standard "Romex" type cable is not allowed. (CRC 334.12(B))
- Conductors and cables shall be protected from abrasion when passing through metal. (CRC 410.56)

LIGHTING

- Luminaires (lighting) shall be rated for wet or damp locations. (CRC 410.10(A))

RECEPTACLES

- Receptacles shall be mounted in boxes designed for that purpose. (CRC 406.5)
- Receptacles installed in damp locations shall have an enclosure that is weather-proof when an attachment

plug is not inserted. (CRC 406.9(A))

- Receptacles installed in wet locations shall have an enclosure that is weather-proof when an attachment plug is inserted. (CRC 406.9(B) (1))
- Weather resistant receptacles shall be installed in all outdoor locations. (CRC 406.9)
- All receptacles mounted less than 5.5' above the standing surface shall be tamper resistant. (CRC 406.12)
- All receptacles installed outdoors shall be GFCI protected. (CRC 210.8(A)(3))
- All GFCI devices shall be readily accessible. (CRC 210.8)

SWITCHES

- All switches installed in wet or damp locations shall be installed in weather-proof enclosures or shall have a weather-proof cover. (CRC 404.4)